

RESOLUTION NO. 2025-12-____ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN PROPERTY RIGHTS FOR PUBLIC USE BY EMINENT DOMAIN FOR RIGHT-OF-WAY (IN FEE SIMPLE), A SLOPE EASEMENT, AND A TEMPORARY CONSTRUCTION EASEMENT ASSOCIATED WITH THE LAUD HOWELL PARKWAY PROJECT (DEV2025-00063); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID RIGHT-OF-WAY (IN FEE SIMPLE) AND EASEMENTS, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS

WHEREAS, the City Council of the City of McKinney, Texas, has determined that a public need and necessity exists for the extension of Laud Howell Parkway from its current west terminus to FM 1461, to include improvements to underground utilities, storm drainage, street paving, landscape/hardscape, illumination, and other associated street elements for construction of the Laud Howell Parkway Project (DEV2025-00063), with the location of the necessary Right-of-Way (in fee simple), and the Slope and Temporary Construction Easements generally set forth in the map attached hereto as Exhibit B; and

WHEREAS, the City Council has considered this project and has determined that a public necessity exists for the acquisition of Right-of-Way (in fee simple), a Slope Easement, and a Temporary Construction Easement, as described and depicted in Exhibit A Tract I, Exhibit A Tract II, and Exhibit A Tract III, attached hereto and incorporated herein for all purposes ("Property").

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:

- Section 1. All of the above premises to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.
- Section 2. That the City Council of the City of McKinney, Texas hereby authorizes the City Manager to execute documents, as needed, to acquire the necessary Property for the Laud Howell Parkway Project (DEV2025-00063).
- Section 3. That the City Council hereby finds and determines that a public use and necessity exists for the City of McKinney for the construction of the Laud Howell Parkway Project (DEV2025-00063), and to acquire the necessary Property in that certain tract or parcel of land deemed necessary for that construction as identified in the construction plans and specifications as amended, together with all necessary appurtenances, additions and improvements on, over, under, and through that certain lot, tract or parcel of land described and depicted in Exhibit A Tract I, Exhibit A Tract II, and Exhibit A Tract III.
- Section 4. That the City Manager, or any individual he may so designate, is authorized and directed to negotiate for and to acquire the required Property for the City of McKinney, and to acquire said rights in compliance with State and Federal law. That the City Manager, or any individual he may so designate, is specifically authorized and directed to do each and every act necessary to acquire the needed Property including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to engage a qualified appraiser of the Property to be acquired when such appraisal is necessary, authorize and pay appraisal and litigation expenses incurred through a condemnation process, and, where necessary, the use of Eminent Domain to condemn the Property.

Section 5. That the City Manager, or any individual he may so designate, is appointed as negotiator for the acquisition of the Property and, as such, the City Manager is authorized and directed to do each and every act and deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the City Council for such purpose. That the City Manager is specifically authorized to establish the just compensation for the acquisition of the Property. That, if the City Manager or his designee determines that an agreement as to damages or compensation cannot be reached, then the City Attorney or his designee is hereby authorized and directed to file or cause to be filed, against the owners and interested parties of the subject Property, proceedings in eminent domain to acquire the above-stated interest in the Property.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 2nd DAY OF DECEMBER, 2025.

CITY OF MCKINNEY, TEXAS:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

EMPRESS DRANE
City Secretary
TENITRUS BETHEL PARCHMAN
Deputy City Secretary

MARK S. HOUSER
City Attorney
ALAN LATHROM
Assistant City Attorney

EXHIBIT A, TRACT I

EXHIBIT "A" 0.207 ACRES RIGHT-OF-WAY TRACT

BEING A 0.207 ACRE TRACT OF LAND SITUATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF A 0.388 ACRE TRACT OF LAND, CONVEYED TO BILLY TATE AND WIFE, BRANDEE TATE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190725000882260, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 0.207 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 0.388 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 24.15 ACRE TRACT OF LAND CONVEYED AS "TRACT 17" TO JODY LAWLER, TRUSTEE OF THE WAYZATA TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210708001376610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A MAG NAIL FOUND FOR THE SOUTHEAST CORNER OF A 3.000 ACRE TRACT OF LAND CONVEYED TO JASON BRADLEY KOPP AND SHELBY G. KOPP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210922001931820, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE COMMON SOUTHWEST CORNER OF A 7.325 ACRE TRACT OF LAND CONVEYED TO RANDALL J. LUDWIG AND BRENDA LUDWIG, AS RECORDED IN COUNTY CLERK'S FILE NO. 2001-0063659, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING ON THE NORTH LINE OF SAID 24.15 ACRE TRACT AND WITHIN COUNTY ROAD NO. 202, (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) BEARS SOUTH 89 DEGREES 31 MINUTES 34 SECONDS EAST, A DISTANCE OF 396.24 FEET;

THENCE, SOUTH 00 DEGREES 38 MINUTES 24 SECONDS WEST, ALONG THE COMMON LINE OF SAID 0.388 ACRE TRACT AND SAID 24.15 ACRE TRACT, A DISTANCE OF 322.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 31 MINUTES 56 SECONDS, A RADIUS OF 1220.00 FEET, AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 10 MINUTES 09 SECONDS WEST, A DISTANCE OF 53.92 FEET, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 24.15 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 2.102 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO BILLY J. TATE AND SPOUSE, BRANDEE TATE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20150825001076760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 87 DEGREES 38 MINUTES 32 SECONDS EAST, A DISTANCE OF 660.82 FEET;

EXHIBIT A, TRACT I

THENCE, OVER AND ACROSS SAID 0.388 ACRE TRACT AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 53.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE WEST LINE OF SAID 0.388 ACRE TRACT AND THE COMMON EAST LINE OF A 36.074 ACRE TRACT OF LAND CONVEYED TO STEPPING STONES CHURCH OF MCKINNEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20160531000672720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 277.76 FEET TO A MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 0.388 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 36.074 ACRE TRACT. SAID POINT BEING ON THE SOUTH LINE OF A 7.730 ACRE TRACT OF LAND CONVEYED TO BARCELONA 93, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20160822001096540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN AFORESAID COUNTY ROAD NO. 202;

THENCE, SOUTH 89 DEGREES 50 MINUTES 30 SECONDS EAST, ALONG THE COMMON LINE OF SAID 0.388 ACRE TRACT AND SAID 7.730 ACRE TRACT, A DISTANCE OF 30.00 FEET TO **THE POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 9,019 SQUARE FEET OR 0.207 ACRES OF LAND.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.



Chris Matteo, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6501
LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
Dallas, Texas 75206
469-484-0778
TBPELS Firm No. 10194465

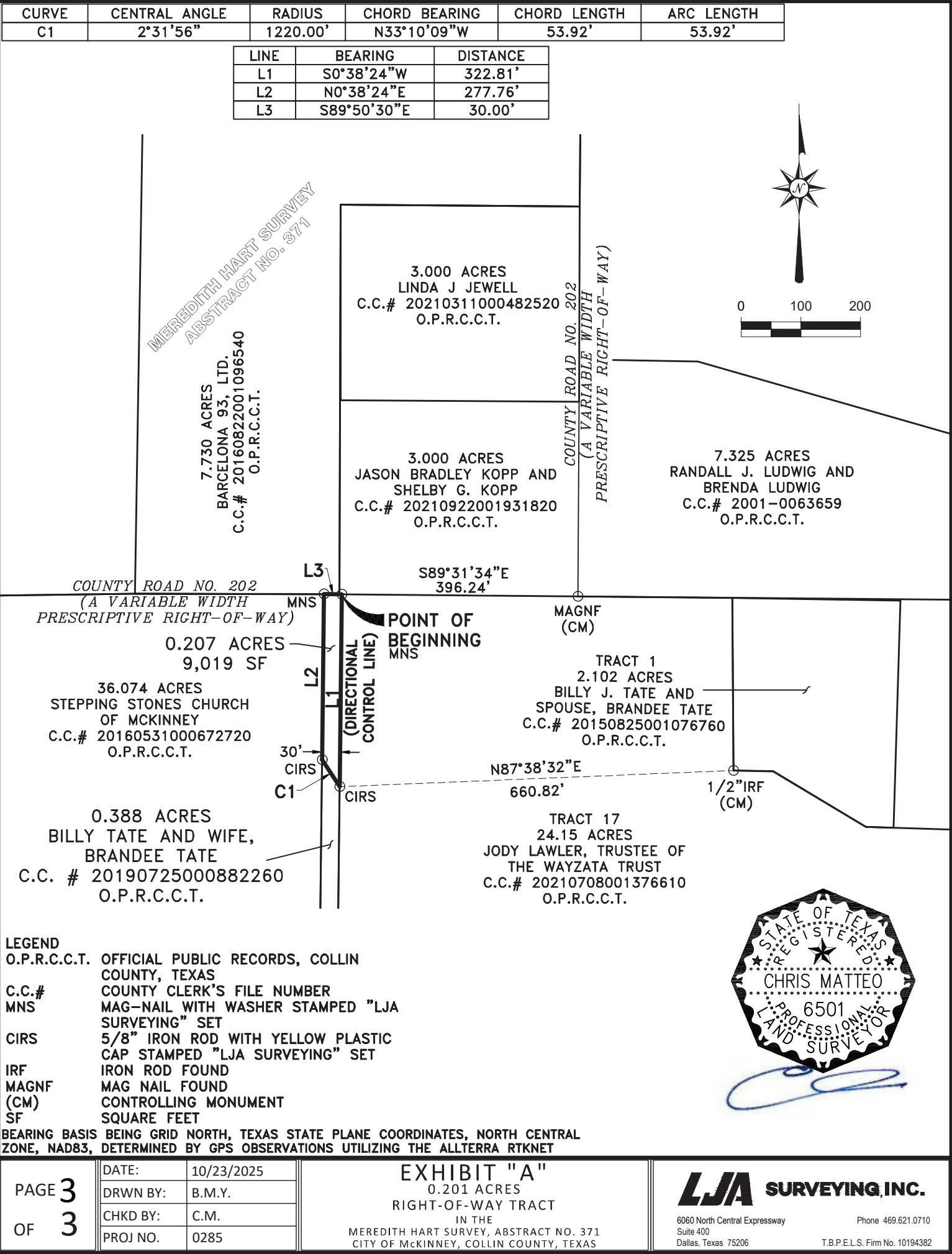


OCTOBER 23, 2025

EXHIBIT A, TRACT I

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°31'56"	1220.00'	N33°10'09"W	53.92'	53.92'

LINE	BEARING	DISTANCE
L1	S0°38'24"W	322.81'
L2	N0°38'24"E	277.76'
L3	S89°50'30"E	30.00'



LEGEND
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.C.# COUNTY CLERK'S FILE NUMBER
MNS MAG-NAIL WITH WASHER STAMPED "LJA SURVEYING" SET
CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
IRF IRON ROD FOUND
MAGNF MAG NAIL FOUND
(CM) CONTROLLING MONUMENT
SF SQUARE FEET

BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET



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OF 3

DATE: 10/23/2025
DRWN BY: B.M.Y.
CHKD BY: C.M.
PROJ NO. 0285

EXHIBIT "A"
0.201 ACRES
RIGHT-OF-WAY TRACT
IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 371
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

LJA SURVEYING, INC.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

EXHIBIT A, TRACT II

EXHIBIT "A" 0.054 ACRES PERMANENT SLOPE EASEMENT

BEING A 0.054 ACRE TRACT OF LAND SITUATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF A 0.388 ACRE TRACT OF LAND, CONVEYED TO BILLY TATE AND WIFE, BRANDEE TATE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190725000882260, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 0.054 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 0.388 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 24.15 ACRE TRACT OF LAND CONVEYED AS "TRACT 17" TO JODY LAWLER, TRUSTEE OF THE WAYZATA TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210708001376610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN COUNTY ROAD NO. 202, (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A MAG NAIL FOUND FOR THE SOUTHEAST CORNER OF A 3.000 ACRE TRACT OF LAND CONVEYED TO JASON BRADLEY KOPP AND SHELBY G. KOPP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210922001931820, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE COMMON SOUTHWEST CORNER OF A 7.325 ACRE TRACT OF LAND CONVEYED TO RANDALL J. LUDWIG AND BRENDA LUDWIG, AS RECORDED IN COUNTY CLERK'S FILE NO. 2001-0063659, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING ON THE NORTH LINE OF SAID 24.15 ACRE TRACT AND WITHIN COUNTY ROAD NO. 202, BEARS SOUTH 89 DEGREES 31 MINUTES 34 SECONDS EAST, A DISTANCE OF 396.24 FEET;

THENCE, SOUTH 00 DEGREES 38 MINUTES 24 SECONDS WEST, ALONG THE COMMON LINE OF SAID 0.388 ACRE TRACT AND SAID 24.15 ACRE TRACT, A DISTANCE OF 322.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE **POINT OF BEGINNING**, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 24.15 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 2.102 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO BILLY J. TATE AND SPOUSE, BRANDEE TATE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20150825001076760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 87 DEGREES 38 MINUTES 32 SECONDS EAST, A DISTANCE OF 660.82 FEET;

THENCE, SOUTH 00 DEGREES 38 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID COMMON LINES, A DISTANCE OF 72.91 FEET TO A POINT FOR CORNER;

EXHIBIT A, TRACT II

THENCE, NORTH 40 DEGREES 35 MINUTES 52 SECONDS WEST, OVER AND ACROSS SAID 0.388 ACRE TRACT, A DISTANCE OF 45.51 FEET TO A POINT FOR CORNER. SAID POINT BEING ON THE WEST LINE OF SAID 0.388 ACRE TRACT AND THE COMMON EAST LINE OF A 36.074 ACRE TRACT OF LAND CONVEYED TO STEPPING STONES CHURCH OF MCKINNEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20160531000672720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG SAID COMMON LINES, A DISTANCE OF 83.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 31 MINUTES 56 SECONDS, A RADIUS OF 1220.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 33 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 53.92 FEET;

THENCE, OVER AND ACROSS SAID 0.388 ACRE TRACT AND ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 53.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 2,335 SQUARE FEET OR 0.054 ACRES OF LAND.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.



Chris Matteo, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6501
LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
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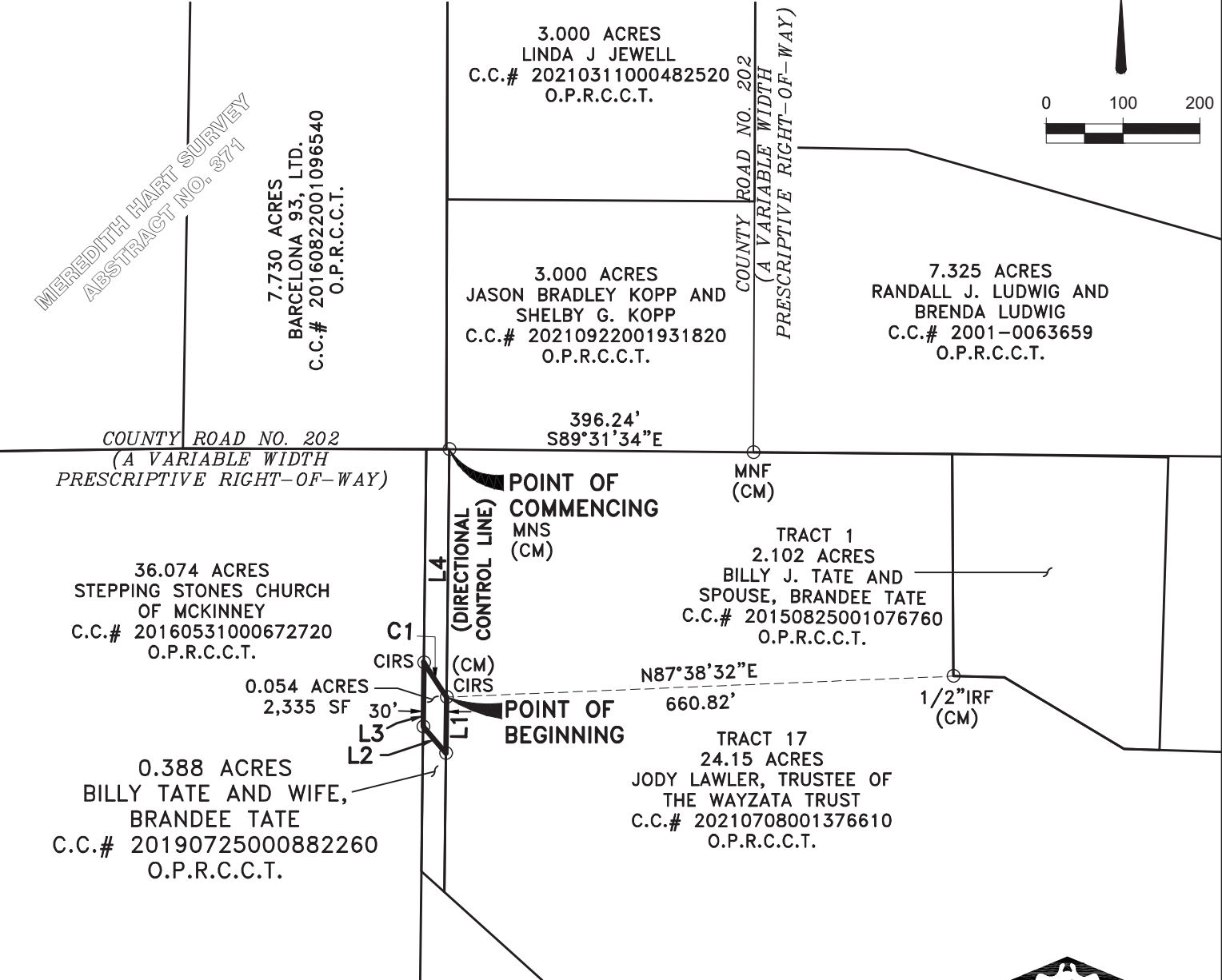
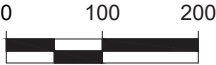


OCTOBER 24, 2025

EXHIBIT A, TRACT II

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°31'56"	1220.00'	S33°10'09"E	53.92'	53.92'

LINE	BEARING	DISTANCE
L1	S0°38'24"W	72.91'
L2	N40°35'52"W	45.51'
L3	N0°38'24"E	83.49'
L4	S0°38'24"W	322.81'



- LEGEND**
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - C.C.# COUNTY CLERK'S FILE NUMBER
 - MNS MAG-NAIL WITH WASHER STAMPED "LJA SURVEYING" SET
 - CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
 - IRF IRON ROD FOUND
 - MNF MAG NAIL FOUND
 - (CM) CONTROLLING MONUMENT
 - SF SQUARE FEET

BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET



Chris Matteo

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OF 3

DATE: 10/24/2025
DRWN BY: B.N.W.
CHKD BY: C.M.
PROJ NO. 0285

EXHIBIT "A"
0.054 ACRES
PERMANENT SLOPE EASEMENT
IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 371
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

LJA SURVEYING, INC.

6060 North Central Expressway
Suite 400
Dallas, Texas 75206

Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

EXHIBIT A, TRACT III

EXHIBIT "A" 0.140 ACRES TEMPORARY CONSTRUCTION EASEMENT

BEING A 0.140 ACRE TRACT OF LAND SITUATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF A 0.388 ACRE TRACT OF LAND, CONVEYED TO BILLY TATE AND WIFE, BRANDEE TATE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190725000882260, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 0.140 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 0.388 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 24.15 ACRE TRACT OF LAND CONVEYED AS "TRACT 17" TO JODY LAWLER, TRUSTEE OF THE WAYZATA TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210708001376610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN COUNTY ROAD NO. 202, (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A MAG NAIL FOUND FOR THE SOUTHEAST CORNER OF A 3.000 ACRE TRACT OF LAND CONVEYED TO JASON BRADLEY KOPP AND SHELBY G. KOPP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210922001931820, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE COMMON SOUTHWEST CORNER OF A 7.325 ACRE TRACT OF LAND CONVEYED TO RANDALL J. LUDWIG AND BRENDA LUDWIG, AS RECORDED IN COUNTY CLERK'S FILE NO. 2001-0063659, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING ON THE NORTH LINE OF SAID 24.15 ACRE TRACT AND WITHIN SAID COUNTY ROAD NO. 202 BEARS SOUTH 89 DEGREES 31 MINUTES 34 SECONDS EAST, A DISTANCE OF 396.24 FEET;

THENCE, SOUTH 00 DEGREES 38 MINUTES 24 SECONDS WEST, ALONG THE COMMON LINE OF SAID 0.388 ACRE TRACT AND SAID 24.15 ACRE TRACT, A DISTANCE OF 322.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE **POINT OF BEGINNING**, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 24.15 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 2.102 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO BILLY J. TATE AND SPOUSE, BRANDEE TATE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20150825001076760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 87 DEGREES 38 MINUTES 32 SECONDS EAST, A DISTANCE OF 660.82 FEET;

THENCE, SOUTH 00 DEGREES 38 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID COMMON LINES, A DISTANCE OF 181.31 FEET TO A POINT FOR CORNER;

EXHIBIT A, TRACT III

THENCE, NORTH 89 DEGREES 54 MINUTES 23 SECONDS WEST, OVER AND ACROSS SAID 0.388 ACRE TRACT, A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER. SAID POINT BEING ON THE WEST LINE OF SAID 0.388 ACRE TRACT AND THE COMMON EAST LINE OF A 36.074 ACRE TRACT OF LAND CONVEYED TO STEPPING STONES CHURCH OF MCKINNEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20160531000672720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG SAID COMMON LINES, A DISTANCE OF 226.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 31 MINUTES 56 SECONDS, A RADIUS OF 1220.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 33 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 53.92 FEET;

THENCE, OVER AND ACROSS SAID 0.388 ACRE TRACT AND ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 53.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 6,105 SQUARE FEET OR 0.140 ACRES OF LAND.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.



Chris Matteo, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6501
LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
Dallas, Texas 75206
469-484-0778
TBPELS Firm No. 10194465

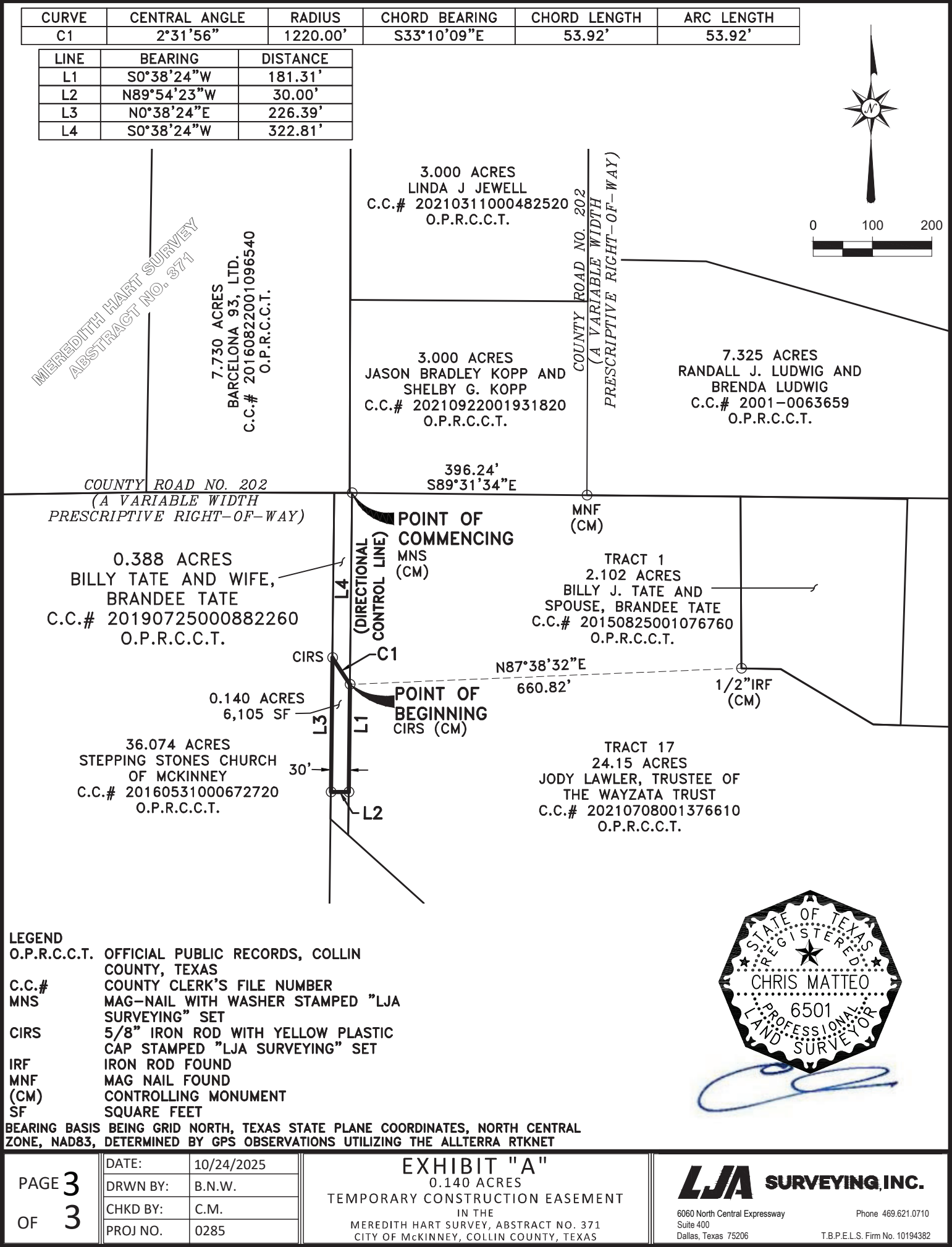
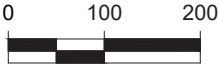


OCTOBER 24, 2025

EXHIBIT A, TRACT III

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°31'56"	1220.00'	S33°10'09"E	53.92'	53.92'

LINE	BEARING	DISTANCE
L1	S0°38'24"W	181.31'
L2	N89°54'23"W	30.00'
L3	N0°38'24"E	226.39'
L4	S0°38'24"W	322.81'



- LEGEND**
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - C.C.# COUNTY CLERK'S FILE NUMBER
 - MNS MAG-NAIL WITH WASHER STAMPED "LJA SURVEYING" SET
 - CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
 - IRF IRON ROD FOUND
 - MNF MAG NAIL FOUND
 - (CM) CONTROLLING MONUMENT
 - SF SQUARE FEET

BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET



PAGE 3
OF 3

DATE:	10/24/2025
DRWN BY:	B.N.W.
CHKD BY:	C.M.
PROJ NO.	0285

EXHIBIT "A"
0.140 ACRES
TEMPORARY CONSTRUCTION EASEMENT
IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 371
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

LJA SURVEYING, INC.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

Document Path: Y:_Engineering\EngGIS\Projects\04_Location Maps\24_Tate ROW\Location Map_Tate ROW.aprx

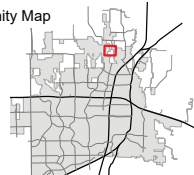


0 100 200 Feet
1:1,500

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

Location Map
Exhibit "B"
Billy Tate and Brandee Tate
Right-of-Way (in Fee Simple),
Slope Easement, and
Temporary Construction Easement

Vicinity Map



Source: Engineering GIS
Date: 11/17/2025